

# SUBDIVISION

Issued By:



CHICAGO TITLE  
INSURANCE COMPANY

Guarantee/Certificate Number:

**193984-TC**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

Drie Zakenlieden LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
**1142 Broadway, Suite 200**  
**Tacoma, WA 98402**

Countersigned By:

Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

President

Attest:

Secretary

## ISSUING OFFICE:

Title Officer: Rob Hainey  
Chicago Title Company of Washington  
1142 Broadway, Suite 200  
Tacoma, WA 98402  
Fax: 866-671-3908  
Main Phone: (253)671-6623  
Email: Rob.Hainey@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$0.00	\$0.00

Effective Date: October 16, 2019 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Gideon G. Epistola and Rosa F. Epistola, husband and wife, as to that portion lying within vacated Station Drive, and Drie Zakenlieden LLC, a Washington Limited Liability Company, as to the remainder

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

Lot 5, together with Lot 11, Barksdale Station, Amended Binding Site Plan, as per plat recorded August 8, 2019 under Recording No. 201908085002, being amendments of Barksdale Station--Binding Site Plan recorded under Recording Nos. 200012115004, and 9612190221, records of Pierce County Washington;

Together with that portion of Station Drive as vacated pursuant to document titled "Ordinance No. 06-812 Vacating Public Street Identified as Station Drive" recorded May 22, 2006 under Recording No. 200605220747, being re-recorded April 23, 2010 under Recording No. 201004230261, records of Pierce County Washington.

**SCHEDULE B****GENERAL EXCEPTIONS**

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

**SPECIAL EXCEPTIONS**

1. Easement and the terms and conditions thereof:

Grantee:	Puget Sound Power & Light Company
Purpose:	construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area affected:	As specifically located on said document
Recorded:	March 5, 1997
Recording No.:	9703050517

**SCHEDULE B**

(continued)

2. Restrictions, easements and liability to assessments contained in declaration of Protective Restrictions, easements and assessments, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons:

Recorded: August 24, 1992  
Recording No.: 9208240297

Amendment and/or modification of said restrictions:

Recorded: January 10, 1995  
Recording No.: 9501100462

Amendment and/or modification of said restrictions:

Recorded: March 15, 1995  
Recording No.: 9503150368

Amendment and/or modification of said restrictions:

Recorded: January 9, 1996  
Recording No.: 9601090368

Amendment and/or modification of said restrictions:

Recorded: January 26, 1996  
Recording No.: 9601260346

Amendment and/or modification of said restrictions:

Recorded: March 12, 1996  
Recording No.: 9603120707

Amendment and/or modification of said restrictions:

Recorded: September 11, 1996  
Recording No.: 9609110555

Amendment and/or modification of said restrictions:

Recorded: December 24, 1996  
Recording No.: 9612240420

Amendment and/or modification of said restrictions:

Recorded: October 17, 1997  
Recording No.: 9710170646

Amendment and/or modification of said restrictions:

Recorded: March 17, 1998  
Recording No.: 9803170310

Amendment and/or modification of said restrictions:

Recorded: July 7, 1998  
Recording No.: 9807070025

Amendment and/or modification of said restrictions:

Recorded: December 20, 1999  
Recording No.: 9912200109

Amendment and/or modification of said restrictions:

**SCHEDULE B**

(continued)

Recorded: January 8, 2002  
Recording No.: 200201080842 and 200201080843

Amendment and/or modification of said restrictions:  
Recorded: September 18, 2002  
Recording No.: 200209180938, 200209180939 and 200209180940

Amendment and/or modification of said restrictions:  
Recorded: April 4, 2003  
Recording No.: 200304041433 and 200304041434

Amendment and/or modification of said restrictions:  
Recorded: December 5, 2005  
Recording No.: 200512050081

Amendment and/or modification of said restrictions:  
Recorded: December 21, 2007  
Recording No.: 200712210490

Amendment and/or modification of said restrictions:  
Recorded: August 15, 2008  
Recording No.: 200808150280

Amendment and/or modification of said restrictions:  
Recorded: September 30, 2010  
Recording No.: 201009301051

Amendment and/or modification of said restrictions:  
Recorded: October 6, 2010  
Recording No.: 201010060494 and 201010060495

Amendment and/or modification of said restrictions:  
Recorded: October 27, 2010  
Recording No.: 201010270197

3. Covenants, conditions and restrictions contained in instrument, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law:

Recorded: January 31, 1997  
Recording No.: 9701310359

Said instrument has been modified by instrument recorded under recording number 20140923000343.

**SCHEDULE B**

(continued)

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Barksdale Station Binding Site Plan:

Recording No: 9612190221

Amended Binding Site Plan:

Recording No.: 200012115004 and 201908085002

5. Refuse Receptacle Easement

Recording Date: September 14, 1998

Recording No.: 9809140376

6. Declaration of Restriction on Self-Storage Consumer Storage Facilities

Recording Date: May 20, 2003

Recording No.: 200305200603

7. Easement maintenance agreement, including the terms and provisions thereof:

Purpose: water mains

Recorded: May 15, 2006

Recording No.: 200605150149

8. Easement maintenance agreement, including the terms and provisions thereof:

Purpose: Ingress, Egress and utilities

Recorded: May 15, 2006

Recording No.: 200605150150

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of DuPont

Purpose: Underground water system

Recording Date: September 27, 2006

Recording No.: 200609270323

Affects: Portion of vacated Station Drive adjoining Lot 5

10. Maintenance easement agreement, including the terms and provisions thereof:

Purpose: Ingress, egress and utilities

Recorded: September 27, 2006

Recording No.: 200609270324

**SCHEDULE B**

(continued)

11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Declaration of Lot Combination LLE 06-02:

Recording No: 200707260077

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of DuPont Ordinance No. 06-812:

Recording No: 201004230261

13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 15, 2011

Recording No.: 201103150506

14. Easement and the terms and conditions thereof:

Grantee: Pierce County  
Purpose: Sanitary sewer  
Area affected: A portion of said premises  
Recorded: June 21, 2011  
Recording No.: 201106210334

15. Matters contained in that certain document:

Entitled: Reservation of Storm Easement  
Recording Date: August 6, 2019  
Recording No.: 201908060308

Reference is hereby made to said document for full particulars.

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of DuPont  
Purpose: installation, operation and maintenance of a water supply line and related equipment and appurtenances  
Recording Date: August 6, 2019  
Recording No.: 201908060310  
Affects: portion of said premises



**SCHEDULE B**

(continued)

17. Matters contained in that certain document:

Entitled: Declaration of Easements and Restrictions  
Recording Date: September 23, 2019  
Recording No.: 201909230753

Reference is hereby made to said document for full particulars.

18. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
Tax Account No.: 3000500111  
Levy Code: 055  
Assessed Value-Land: \$753,400.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$9,103.70  
Paid: \$9,103.77  
Unpaid: \$0.00

NOTE: Taxes for the year 2019 have been paid in full under Tax Account Nos. 3005000050 ad 3005000110

19. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
20. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:

Entitled: Memorandum of Lease  
Lessor: Drie Zakenlieden, LLC  
Lessee: Starbucks Corporation  
Recording Date: July 8, 2019  
Recording No.: 201907080039

**END OF SCHEDULE B**